

Amendments of the Claim:

This listing of claims will replace all prior versions, and listings, of claims in the application.

Listing of Claims:

Claims 1-16 (cancelled)

Claim 17 (currently amended): A method for providing a daily cash index for ~~commercial~~ real estate transaction values, comprising:

- a. for each day, performing a survey of actual ~~commercial~~ real estate transactions executed on said day in a local region;
- b. for each day, generating a daily cash index of ~~commercial~~ real estate transaction values in the local region based upon the survey, the daily cash index being expressed as a price per unit and usable as a daily settlement value in a real estate based securities market;
- c. for each month, aggregating the daily surveys to generate a monthly cash index;
- d. generating a volatility value based upon the monthly cash indices over a plurality of years at least one year as a measure of historical performance.

Claims 18-22 (cancelled)

Claim 23. (currently amended): A method for providing a daily cash index for real estate transaction values, comprising:

- a. for each day, performing a survey of actual real estate transactions executed on said day in a local region;
- b. for each day, generating a daily cash index of real estate transaction values in the local region based upon the survey, the daily cash index being expressed as a price per unit and usable as a daily settlement value in a real estate based securities market.

Claims 24-32 (cancelled)

Claim 33 (currently amended): A method for providing a daily cash index for real estate transaction values, comprising:

- a. based upon historical data, generating monthly cash indices of real estate values in a local region for each month of at least 10 prior years;
- b. generating ~~a~~ an initial volatility value based upon the monthly cash indices over said at least 10 prior years;
- c. for each day, performing a survey of actual real estate transactions executed on said day in the local region;
- d. for each day, generating a daily cash index of real estate transaction values in the local region based upon the survey, the daily cash index being expressed as a price per unit and usable as a daily settlement value in a real estate based securities market;
- e. for each month, aggregating the daily surveys on a monthly basis to generate a monthly cash index for said each month; and
- f. updating the volatility value based upon each monthly cash index generated in step e.

Claims 34-73 (cancelled)

Claim 74. (previously presented) The method of claim 17, wherein the daily cash index is calculated on a weighted average basis.

Claim 75. (previously presented) The method of claim 17, wherein the daily cash index is calculated on a moving average basis.

Claim 76. (previously presented) The method of claim 17, wherein the daily cash index is calculated on an exponential moving average basis.

Claim 77. (previously presented) The method of claim 17, wherein the daily cash index is weighted according to building classes, wherein the building classes include at least Class A building, Class B buildings, and Class C buildings.

Claim 78. (currently amended) The method of claim 17 23, wherein the real estate transactions include residential real estate transactions.

Claim 79. (previously presented) The method of claim 23, wherein the daily cash index is aggregated on a monthly basis to provide a monthly index value.

Claim 80. (previously presented) The method of claim 23, further comprising generating a volatility value of the daily cash index, said volatility value being a function of a historic performance of the daily cash index.

Claim 81. (previously presented) The method of claim 80, wherein the historic performance is a function of aggregated monthly values of the daily cash index over a plurality of years.

Claim 82. (previously presented) The method of claim 23, wherein the daily cash index is calculated on a weighted average basis.

Claim 83. (previously presented) The method of claim 23, wherein the daily cash index is calculated on a moving average basis.

Claim 84. (previously presented) The method of claim 23, wherein the daily cash index is calculated on an exponential moving average basis.

Claim 85. (previously presented) The method of claim 23, wherein the daily cash index is weighted according to building classes, wherein the building classes include at least Class A building, Class B buildings, and Class C buildings

Claim 86. (previously presented) The method of claim 23, wherein the real estate transactions include residential real estate transactions.

Claim 87. (previously presented) The method of claim 33, wherein the daily cash index is calculated on a weighted average basis.

Claim 88. (previously presented) The method of claim 33, wherein the daily cash index is calculated on a moving average basis.

Claim 89. (previously presented) The method of claim 33, wherein the daily cash index is calculated on an exponential moving average basis.

Claim 90. (previously presented) The method of claim 33, wherein the daily cash index is weighted according to building classes, wherein the building classes include at least Class A building, Class B buildings, and Class C buildings.

Claim 91. (previously presented) The method of claim 33, wherein the real estate transactions include residential real estate transactions and the real estate values include residential real estate values.

Claim 92. (previously presented) The method of claim 23, further comprising:
periodically aggregating the daily surveys to generate a periodic cash index;
generating a volatility value based upon the periodic cash indices over a plurality of years.

Claim 93. (previously presented) The method of claim 23, further comprising:
each week, aggregating the daily surveys to generate a weekly cash index;
generating a volatility value based upon the weekly cash indices over a plurality of years.

Claim 94. (previously presented) The method of claim 23, further comprising:
biweekly aggregating the daily surveys to generate a biweekly cash index;

generating a volatility value based upon the biweekly cash indices over a plurality of years.

Claim 95. (previously presented) The method of claim 23, wherein the daily cash index is calculated as a price per square foot.

Claim 96. (new) The method of claim 23, wherein the price per unit is one of a price per square foot, a price per square meter, price per acre and a price per hectacre.

Claim 97. (new) The method of claim 17, wherein the price per unit is one of a price per square foot, a price per square meter, price per acre and a price per hectacre.